

Gleeson Homes and Regeneration

Statement of Community Involvement for the proposed development of 97 homes on the final phase of Lowfield Park.

Gleeson Homes and Regeneration takes pride in building homes for local people, at prices they can afford, in places they want to live.

A Community Event in Bolton on Dearne was proposed to ensure transparent and inclusive community involvement before the submission of the planning application. Local residents were invited to attend along with Local Councillors.

The Community Event took place on Thursday 30th April at St Andrews Community Centre, between the hours of 3 and 6pm.

The following statement describes who was involved in the consultation and the outcome of the event.

Consultation Event Publicity

- A leaflet advertising the Community Event (appendix 1) was produced and distributed to all local households and businesses residing within a 1 mile radius of the development site.
- A letter and leaflet personally inviting residents to attend the event was sent to households and businesses on the following roads adjacent to the site: Crane Well View, Lowfield Grove, Lowfield Meadows, Lowfield Lakes.

Consultation Response

28 local residents attended the event. No local Councillors attended however two did respond to the invitation via email to explain they were unable to attend due to being in Purdah for the forthcoming election.

Throughout the event the public was invited to view the plans for the proposed development, learn more about the type of houses to be built and ask questions to the Gleeson representatives who attended the event.

Each attendee was offered a leaflet summarising the proposals (appendix 2) and asked to complete a questionnaire with 5 simple questions and an area to write comments. 13 questionnaires were completed (appendix 3).

Outcome

The event was generally well attended, and the response rate to the questionnaire was moderate.

Generally respondents were not supportive of a further phase to the development at Lowfield Road, however the vast majority of concerns related to the railway bridge just west of the site.

Mitigation measures for the bridge by way of an 'either/or' arrangement have now been formalised through the granting of the phase 2 application which should help to alleviate some of these concerns. This arrangement will see either a stand-alone scheme of improvement works carried out by Gleeson, or a substantial contribution made to Network Rail who will carry out their own scheme, dependent on Network Rail's timescales.

Though not reflected in the questions posed in the questionnaire, a number of residents present did welcome the fact that access for the development is proposed through the existing phases of the development, rather than from further along Lowfield Road.

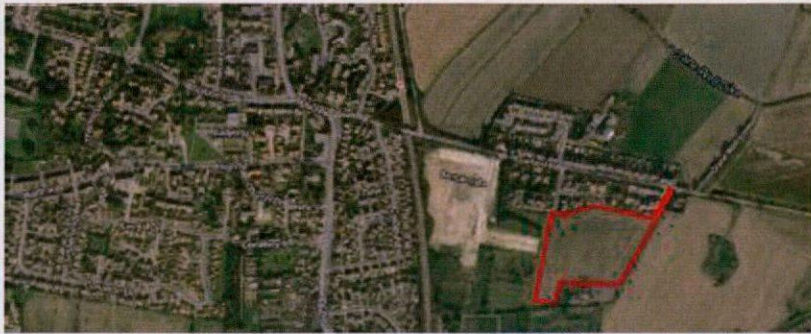
A number of respondents showed support for the Gleeson Community Matters programme, agreeing that this would bring welcome benefits to the local area.

Gleeson Regeneration is always willing to consider amending proposals to reflect the outcome of community consultation. On this occasion however, no concerns pertaining to design were raised and so no amendments to the plans for the Bolton on Dearne Phase 3 site are required following the consultation event.

Appendix 1 – Consultation Event Poster

New Homes at Lowfield Park

Gleeson proposes to expand the Lowfield Park development with a final third phase of new homes



Come & Learn More at the
Gleeson Community Event

Thursday 30th April 2015
Drop in anytime between 3pm & 6pm at

St Andrew's Community Hall
St Andrew's Square
Bolton on Deame

www.gleeson-homes.co.uk

homes by
gleeson

5 Europa Ct, Sheffield Business Park, Sheffield S9 1XE builders for generations

Appendix 2 –Leaflet

New Homes on the Final Phase of Lowfield Park

homes by
gleeson
builders for generations

Where are we building?



What will we build?

We hope to construct around 97 new 2, 3 & 4 bedroom homes on the development. We will build homes for local people at prices they can afford.

Our proposed layout for the final phase will include 27 x 2 bedroom homes, 60 x 3 bedroom homes and 10 x 4 bedroom homes.

We anticipate the prices for the final phase of homes to be from £96,995 for a 2 bedroom home, from £118,995 for a 3 bedroom home and from £163,995 for a 4 bedroom home.

Community Matters!

Gleeson will continue to roll out our community matters programme over this site, the benefits of which include:


- Gleeson Community Sports Foundation, under which sponsorship will be made annually to a local junior sports team.
- Local Labour, under which Gleeson give priority of employment to those living within a 2 mile radius of the site.
- Apprenticeship schemes; we are committed to entering into apprenticeship schemes on all our sites.
- Neighbourhood Watch; we help to facilitate the creation of a NW scheme on all our sites.
- Engagement with local schools




A Typical Gleeson Street Scene



Appendix 3 – Completed Questionnaires

We would like to know what you think about Gleeson's new homes in Bolton on Dearne?



	 Yes, I agree	 No, I don't think so	 I don't know
Will you support Gleeson's final development of new homes in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Do you agree that the prices of Gleeson's new homes are affordable to local people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gleeson intend to further invest in the area bringing jobs, infrastructure & new homes. Do you think Gleeson's new homes will improve the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gleeson are committed to 20% of units being provided on a shared equity basis, either through the Government "Help to Buy" scheme or Gleeson's own shared equity scheme. Do you agree with shared equity units being provided on site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gleeson will continue to roll out our Community Matters programme in the area. This ensures local labour initiatives, apprentices and junior sports sponsorship for the locality. Do you think this would be beneficial to the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


Do you have any other comments?

Please complete the following if you would like some more information about our new homes.

Name: J. WHELPALE Address: _____

Tel: _____




E Mail: _____



A Copy of This Sheet will be Sent to the Planning Department



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more of them

only if in the development area not the B3016 Bolton

Do you have any other comments?

Close links needed between Gleeson & BMBG & Network Rail to issues of traffic on the bridge.

Please complete the following if you would like some more information about our new homes.

Name: _____ Address: _____

Telephone: _____

Email: _____






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Do you have any other comments?

NEED TO REASSURE THE COMMUNITY ON WATER PRESSURE & ACCESS TO NEW SITE WILL NOT IMPACT ON OTHER RESIDENTS

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Telephone: _____




Email: _____



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Do you have any other comments?


Concerned re: existing highways capacity to deal with phase 2 which has already been approved - phase 3 would have a detrimental impact if the network rail traffic lighting scheme was implemented.

Please complete the following if you would like some more information about our new homes.

Name: _____ Address: _____

Tel: _____




Mail: _____



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Do you have any other comments?

Your wanting to build your houses on that perfectly good land and destroy our area your wanting to cram us up with your obsession to build and I think it wrong and maybe you should stop for a change and think of the people who's lived there a long time and think of the reason they bought that area in the first place I'm sure its scarce and I'm not happy!!

Please complete the following if you would like some more information about our new homes.

Name: _____ Address: _____

el: _____




: Mail: _____



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Mail: _____



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Do you have any other comments?

THATS A LIE AS YOU HAVE NEW AGED ON THE SOCIAL HOUSING ON THE DEVELOPMENT SO FAR

TOO LITTLE


THE LOW FLOOR DEVELOPMENT IS FULL. THE ROAD CANNOT COPE AND THE FURTHER 92 HOUSES WILL ADD OVER 100 MORE CARS. THE UTILITIES ARE ALSO OVER STRETCHED

Please complete the following if you would like some more information about our new homes.

Name: *Philip Raminan* Address: *6 LOW FLOOR Meadows*




tel: *07524635008* *BOLTON ON DEARNE*

: Mail: _____ *S638JE.*

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Do you have any other comments?

That

DON'T KNOW ANY LOCAL GROUPS HAVE BENEFITTED
 ALSO WE NEED AFFORDABLE BUNGLOWS DESPERATE
 WHAT ABOUT THE POOR RAILWAY BRIDGE
 AND INFRASTRUCTURE

Please complete the following if you would like some more information about our new homes.




Name: _____ Address: _____
 Name: CONCERNED RESIDENT
 Name: _____ Address: _____
 Name: _____ Address: _____



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Do you have any other comments?

LACK OF INFRASTRUCTURE TO TAKE WHAT HOUSES ARE THERE NOW NEVER MIND ANOTHER NINETY FIVE HOUSES.

Please complete the following if you would like some more information about our new homes.

Name: MR R MASE

Address: 11, LAWFIELD GROVE

Postcode: _____

BOLTON ON DEARNE


Telephone: _____




NR BOLTON ON DEARNE



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Do you have any other comments?

Please complete the following if you would like some more information about our new homes.

Name: John Ventiles Address: 2 Levenside Way

Tel: 01709 889671

E Mail: _____



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